

SCS ENGINEERS

June 27, 2006

File No. 01205098.00

MEMORANDUM

**TO: Jorge Bermudez – City of Milpitas
Lissette Morales – City of Milpitas**

FROM: Steve Clements, PG, REA – SCS Engineers

**SUBJECT: Residual Impacted Soil and Groundwater
North Main Street Development Projects
East Parking Garage, Milpitas, California
Project No. 8154**

Per our recent discussions, this Memo provides a summary of the nature and extent of residual impacted soils and groundwater that could be encountered during construction of the East Parking Garage. Information supplied to SCS indicates that the East Parking Garage will be constructed on APNs 28-24-014, 28-24-019, 28-24-020 and on a portion of the former Winsor Street. The summary provided herein is limited to these properties.

This summary is based on investigations conducted by SCS Engineers (SCS) and on our review of previous reports prepared for the East Parking Garage site by others. Please refer to the documents listed in Attachment A for additional information regarding environmental aspects of the garage site.

In general, results of site investigations and remedial actions suggest that the majority of known impacted soil has been removed from the garage site and that residual impacted soil and groundwater is generally deeper than 5 feet below existing grade. Discussions of the compounds associated with each parcel along with brief site summaries are provided below:

APN 28-24-014

APN 28-24-014 was formerly occupied by a transmission shop and has known impacted soil and groundwater associated with an approximately 300-gallon waste oil underground storage tank (UST) and an approximately 1,000-gallon gasoline UST that were removed in 1994. Remedial activities at the former UST locations included excavation and off-site transportation of the majority of impacted soil. However, the following compounds were detected in both soil and groundwater at APN 28-24-014 following remediation activities:

- Total Petroleum Hydrocarbons as gasoline (TPH-g)
- TPH as diesel fuel (TPH-d)
- TPH as motor oil (TPH-mo)

- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- Methyl Tertiary Butyl Ether (MTBE)
- Various other Volatile Organic Compounds (VOCs) including: chloro benzene
- Various metals including: arsenic, lead, and mercury

The compounds listed above could be encountered during subsurface construction work on APN 28-24-014 and on the adjacent former Winsor Street. Construction workers should be notified and proper worker protection (in accordance with OSHA standards) should be used during garage construction. However, based on known contaminant concentrations and our understanding of garage construction methods (i.e., pile foundation without subterranean parking), it is unlikely that workers would be exposed to hazardous concentrations of these compounds during garage construction activities.

APN 28-24-019

The southeast portion of APN 28-24-019 was formerly occupied by a maintenance and storage yard for the City of Milpitas and has known residual impacted soil and groundwater associated with a 550-gallon waste oil UST that was removed in 1990. Remedial activities at the former UST location included excavation and off-site transportation of the majority of impacted soil. However, the following compounds were detected in both soil and groundwater at APN 28-24-019 following remediation activities:

- TPH-g
- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- MTBE

The compounds listed above could be encountered during subsurface construction work on APN 28-24-019 and construction workers should be notified and proper worker protection (in accordance with OSHA standards) should be used during garage construction. However, based on known contaminant concentrations and our understanding of garage construction methods (i.e., pile foundation without subterranean parking), it is unlikely that workers would be exposed to hazardous concentrations of these compounds during garage construction activities.

APN 28-24-020

APN 28-24-020 was formerly occupied by a maintenance and storage yard for the City of Milpitas and has known residual impacted soil and groundwater associated with an approximately 300-gallon gasoline UST that was removed in 1990. Remedial activities at the former UST location

included excavation and off-site transportation of the majority of impacted soil. However, the following compounds were detected in both soil and groundwater at APN 28-24-020 following remediation activities:

- TPH-g
- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- MTBE
- Various Semi-Volatile Organic Compounds including: benzo (a) pyrene, and phenanthrene
- Various metals including: arsenic, cobalt, and lead

The compounds listed above could be encountered during subsurface construction work on APN 28-24-020 and construction workers should be notified and proper worker protection (in accordance with OSHA standards) should be used during garage construction. However, based on known contaminant concentrations and our understanding of garage construction methods (i.e., pile foundation without subterranean parking), it is unlikely that workers would be exposed to hazardous concentrations of these compounds during garage construction activities.

Closing

This summary is based on data obtained by SCS and on data reported by other consultants and governmental agencies. Data obtained by others is assumed to have been collected and analyzed in accordance with generally-accepted environmental consulting principles in northern California. However, SCS did not describe, observe, log, collect, or analyze any of the soil and groundwater samples reported by others and we can not take responsibility for their correctness. This warranty and limitation is in lieu of all other warranties either expressed or implied.

Contractors engaged in a removal or remedial action of chemically impacted soil or groundwater should be properly licensed.

In addition, the nature and extent of subsurface variations between points of observation (e.g., borings, excavations, etc.) may not become evident until subsurface construction. Therefore, if evidence/items of environmental concern (e.g., USTs, stained soils, fuel product lines, etc.) are encountered during garage construction, SCS should be notified.



Steve Clements, PG, REA
Project Manager
SCS Engineers

Attachment A – List of References

Attachment B – Site Map (provided by City of Milpitas)

ATTACHMENT A

LIST OF REFERENCES

- California Environmental Management Service Company (CEMS) & Hoexter Consulting, Inc., February 13, 2004. *Initial Plume Definition for Milpitas Transmission, SCVWD ID No. 06S1E07C02f, Case No. 14-335, 130 Winsor Street, Milpitas, California.*
- Epperson Environmental Consulting, April 16, 1994. *Underground Storage Tank Removal Report and Summary, 130 Winsor, Milpitas, California, APN # 028-24-014.*
- Lowney Associates, October 1, 2004. *Soil and Ground Water Quality Evaluation, Proposed Milpitas Library Expansion Parcels, Milpitas, California.*
- Santa Clara Valley Water District, April 11, 2001. *Fuel Leak Site Case Closure – Old Corporation Yard, 116 North Main Street, Milpitas, CA; Case No. 10-099.*
- Santa Clara Valley Water District, November 8, 2001. *Fuel Leak Site Case Closure – Milpitas Senior Center, 160 North Main Street, Milpitas, CA; Case No. 11-031.*
- SCS Engineers (SCS), February 14, 2006. *Limited Environmental Investigation “Winsor Properties (APN 28-24-014), 94, 110, and 130 Winsor Street, Milpitas, California.*
- SCS Engineers (SCS), February 14, 2006. *Limited Environmental Soil Sampling and Analysis, APN 28-24-020, Milpitas, California.*
- Terratech, Inc., August 16, 1996. *Fuel Leak Investigation, Winsor Property, 130 Winsor Street, Milpitas, California, APN 028-24-014.*
- Terratech, Inc., January 27, 1997. *Report on Soil and Ground Water Investigation, 130 Winsor Street, Milpitas, California.*

